



**MNCAR** | MINNESOTA COMMERCIAL  
ASSOCIATION OF  
REAL ESTATE/REALTORS®

NOTABLE TRANSACTIONS

**Q1** 2017

Data provided by

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We're proud to present our Notable Transactions report for the first quarter of 2017. We're confident that it will help to keep you informed on deals closing in our market. Thank you to the many MNCAR volunteers for dedicating your time and expertise in developing this report.

- Matt Anfang, Executive Director

### OFFICE



**Mary Burnton**  
Zeller Realty



**Jason Butterfield**  
Frauenshuh



**Reed Christianson**  
Transwestern



**Sean Coatney**  
Core Commercial  
Real Estate



**Matt Delisle**  
Colliers International



**Jerry Driessen**  
CBRE



**Lynette Dumlalag**  
NTH



**Mike Honsa**  
Transwestern



**Brent Karkula**  
CBRE



**Eric King**  
Cushman &  
Wakefield NorthMarq



**Andrew Manthei**  
KW Commercial  
Midwest



**Jim Montez**  
Cushman &  
Wakefield NorthMarq



**Jeff Nordness**  
Essence Real Estate



**Kevin O'Neil**  
Colliers International



**Bob Pfeferle**  
Hines



**Eric Rapp**  
Colliers International



**Ann Rinde**  
JLL



**Chas Simcox**  
Avison Young



**Nils Snyder**  
Colliers  
International



**Tom Stella**  
Cushman &  
Wakefield NorthMarq



**Mark Stevens**  
Cushman & Wakefield  
NorthMarq



**Kai Thomsen**  
Lee & Associates



**Brian Wasserman**  
CBRE



**Mike Wilhelm**  
CBRE

### INDUSTRIAL



**Eric Batiza**  
Colliers  
International



**Tom Dunsmore**  
Avison Young



**Nate Erickson**  
Cushman &  
Wakefield NorthMarq



**Peter Fooseh**  
Cushman &  
Wakefield NorthMarq



**Chris Garcia**  
Lee & Associates



**Jonathan Juris**  
Avison Young



**Nick Leviton**  
Colliers  
International



**Dan Lofgren**  
Excelsior Group



**Brent Masica**  
Cushman &  
Wakefield NorthMarq



**Andy McIntosh**  
CSM



**Matt Oelschlager**  
CBRE



**Duane Poppe**  
Lee & Associates



**Eric Rossbach**  
Colliers  
International



**Phil Simonet**  
Paramount



**Jack Tornquist**  
CBRE

### RETAIL



**Lisa Christianson**  
Christianson & Company



**David Daly**  
CBRE



**Patrick Daly**  
Ryan Companies



**Lisa Diehl**  
Diehl & Partners



**Jeseka Doherty**  
Mid-America Real Estate



**Ian Halker**  
Colliers International



**Jen Helm**  
Cushman &  
Wakefield NorthMarq



**Tim Igo**  
Suntide



**Brad Kaplan**  
Cushman &  
Wakefield NorthMarq



**Brian Klancke**  
Marcus & Millichap



**Ben Krsnak**  
Hempel



**Dan Mossey**  
Kraus-Anderson Realty



**Sean Quinn**  
IRC Retail Centers



**Jim Rock**  
Avison Young



**Zach Stensland**  
Upland Real Estate Group



**Tony Strauss**  
Colliers International



**Mike Sturdivant**  
Paster Properties



**Justin Wing**  
CSM Corporation

### INVESTMENT SALES



**Skip Melin**  
Cushman &  
Wakefield NorthMarq



**Bob Pounds**  
Colliers  
International



**Mark Robinson**  
Mid-America  
Real Estate

### GREATER MN



**Greg Follmer**  
Greg Follmer  
Commercial RE



**Kate Hanson**  
Granite City  
Real Estate



**Dave Holappa**  
Holappa Commercial  
Real Estate

## NOTABLE OFFICE SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Woodwinds Birch Center 1875 Woodwinds Dr	68,986	\$14,780,936	Woodbury	HealthEast Properties LLC	IRET	No brokers involved.
Wirth Park Corporate Center III 4050 Olson Memorial Hwy	51,155	\$8,340,000	Golden Valley	North Wirth Associates LLP c/o Mortenson Construction	Ted Glasrud Associates MN LLC	Paul Buchmayer of Ted Glasrud Associates represented the seller.
1600 St Johns Blvd	34,592	\$5,919,064	Maplewood	HealthEast Properties LLC	Health Investors Business Trust c/o IRET	No brokers involved.
One & Two Paramount Plaza 7801 E Bush Lake Rd 7831 E Bush Lake Rd	83,892	\$5,679,900	Bloomington	CCJV LLC c/o Carpathian Capital Management	Schoeneckers Inc c/o BI Worldwide	Tom Kendall of Kendall Commercial represented the buyer; John McCarthy and Jack Reipke of Cushman & Wakefield NorthMarq represented the seller.
Crosstown Office Center 10801 Red Circle Dr	60,078	\$5,140,000	Minnetonka	River Valley Church of Apple Valley	RCDM LLC c/o The Excelsior Group	Jon Rausch, Hudson Brothen, Jon Yanta, Jason Meyer, Kris Smeltzer and Brent Masica of Cushman & Wakefield NorthMarq represented the buyer; Bill Rothstein and Peter Fitzgerald of Cushman & Wakefield NorthMarq represented the seller.
Parkwood Place 7650 Currell Blvd	39,334	\$3,500,000	Woodbury	LTE 9000 LLC	7650 Currell Boulevard LLC	No brokers involved.
Tierney Brothers 3300 SE University Ave	32,010	\$2,200,000	Minneapolis	United Properties Development LLC	Thomas & Paula Tierney	Merrie Sjogren of Assembly MN represented the seller.
1559 W 7th St 16201 90th St	5,366	\$2,020,000	Saint Paul	RMD Properties LLC	1559 West 7th Paddock Properties LLC	No brokers involved.

## NOTABLE OFFICE LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
T3 323 Washington Ave	103,083	New	Minneapolis	Amazon	Bit T3	Brent Robertson, Ann Rinde, Jon Dahl and Sam Maguire of JLL represented the landlord.
Treasure Island Center 411 Cedar St	55,700	New	Saint Paul	MHFA	Go Wild LLC c/o Hempel and St Paul Port Authority	Ben Krsnak and Brent Jacobson of Hempel represented the landlord.
Spectrum Commerce Center 1000 Blue Gentian Rd	51,181	New	Eagan	CAE	Spectrum Investment Group LLC	Leanne Anderson of Efficient Properties represented the landlord.
Portland Corporate Center 12000 Portland Ave	40,000	New	Burnsville	Power Engineering	Gladstone Commercial	Peter Fitzgerald of Cushman & Wakefield NorthMarq represented the tenant; Brent Karkula, Jeff Przytarski and Joe Conzemius of CBRE represented the landlord.
2100 NE Summer St	38,880	New	Minneapolis	Fairview	Bio Techne Corp	Jim Vos of Cresa represented the tenant; Tom Stella and Eric King of Cushman & Wakefield NorthMarq represented the landlord.
AT&T Tower 901 S Marquette Ave	32,919	New	Minneapolis	DeWitt Mackall Crouse & Moore	901 Marquette LLC	Brian Ginkel of JLL represented the tenant; Mark McCary and Larissa Champeau of CBRE represented the landlord.
Canadian Pacific Plaza 120 S 6th St	31,590	Sublease	Minneapolis	MobileSoft	Canadian Pacific Railroad	Pete Tanis of JLL represented the tenant; Brian Wasserman and Emily Nicoll of CBRE represented the sublessor.
5995 Opus Pkwy	29,570	New	Minnetonka	UHC	FFI MN 5995 LLC	Brian Ginkel of JLL represented the tenant; Bill Rothstein, Dan Wicker and Tom Dahl of Cushman & Wakefield NorthMarq represented the landlord.

1600 Tower at West End 1600 Utica Ave	26,588	Expansion	Saint Louis Park	Magenic Technologies	G & I VII 1600 & Moneygram LLC	Doug Fulton of Avison Young represented the tenant; Brian Wasserman and Teresa Borgen of CBRE represented the landlord.
IDS Center 80 S 8th St	25,517	New	Minneapolis	Winslow Capital Management	BRI 1855 IDS Center LLC	Chas Simcox and Rob Youngquist of Avison Young represented the tenant; Jon Dahl and Sam Maguire of JLL represented the landlord.
121 S 8th St	23,609	New	Minneapolis	ADM	FSP 121 South Eighth St LLC	Mark McCary of CBRE represented the tenant; Mark McCary and Larissa Champeau of CBRE represented the landlord.
300 Metropoint 300 Hwy 169 S	21,654	New	Saint Louis Park	Brown and Carlson PA	Interchange Investors LLC	Brian Nelson of Winthrop Commercial represented the tenant. Kevin O'Neill, Mike Gelfman and Nate Karrick of Colliers International represented the landlord.
Atria Corporate Center 3033 Campus Dr	20,330	New	Plymouth	Eaton Cooper Power Systems	Talcott III Atria LLC	Tom DeSautel of CBRE represented the tenant. Connie Doran, Gordie Hampson and Ryan Hampson of Cushman & Wakefield NorthMarq represented the landlord.
3600 Northland Center 3600 W American Blvd	18,676	New	Bloomington	RTW	GK II Northland Center LLC	Todd Kemmerer of Capital Equities represented the tenant; Bill Rothstein, Dan Wicker and Peter Fitzgerald of Cushman & Wakefield NorthMarq represented the landlord.
Continental Minnetonka 10400 Yellow Circle Dr	17,160	Relocation	Minnetonka	Spok Inc	Continental Minnetonka LLC	No brokers involved.
Sycamore Commons 6865 Sycamore Ln	16,926	New	Maple Grove	Nexus Solutions	Sycamore Commons LLC	Steve Fischer of Arrow represented the tenant and landlord.
Sycamore Commons 6865 Sycamore Ln	16,926	New	Maple Grove	Barton, Walter & Krier	Sycamore Commons LLC	Steve Fischer of Arrow represented the tenant and landlord.
Tamarack Hills 635 Bielenberg	13,251	New	Woodbury	Keller Williams/Partners Title	Tamarack No 9 LLC	Sue Griffith of KW Commercial Premier represented the tenant and landlord.
121 S 8th St	12,921	New	Minneapolis	Unimax	FSP 121 South Eighth St LLC	Jim Damiani of Colliers International represented the tenant; Mark McCary and Larissa Champeau of CBRE represented the landlord.
Renaissance Square 520 Nicollet Mall	11,500	New	Minneapolis	CBX	Catalyst LLC	Jim Damiani of Colliers International represented the tenant; Nils Snyder, Jim Kenney and Teresa Lingg of Colliers International represented the landlord.
Minnetonka Corporate Campus II & III 12800-12900 N Whitewater Dr	10,905	New	Minnetonka	Cousineau, Van Bergen, McNee & Malone	Liberty Property Trust	John Lorence of CBRE represented the tenant, Brian Wasserman, Brent Karkula, Jim Freytag and Joe Conzemius of CBRE represented the landlord.
EBT Office Center 6120 Earle Brown Dr	10,276	New	Brooklyn Center	ResCare	Earle Brown Tower LLP	Chris Jacobson and Susan Wilson of CBRE represented the tenant; Norma Jaeger and Martin Wolfe of Transwestern represented the landlord.
121 S 8th St	10,034	New	Minneapolis	Greiner Construction	FSP 121 South Eighth St LLC	Brandan Megal and Tyler Kollodge of CBRE represented the tenant; Mark McCary and Larissa Champeau of CBRE represented the landlord.

## NOTABLE INDUSTRIAL SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Cypress Semiconductor Corporation 2401 E 86th St	158,594	\$30,000,000	Bloomington	SkyWater Technology Foundry c/o Oxbow Industries LLC	Cypress Semiconductor Corp	No brokers involved.
2500 County Rd C W	68,118	\$7,020,000	Roseville	Stan Koch & Sons Trucking	Crown Holdings Inc	David Stokes of Cushman & Wakefield NorthMarq represented the seller.
20240 Diamond Lake Rd S	116,963	\$7,000,000	Rogers	CPEC Exchange 4113 LLC c/o Commercial Partners Exchange Co LLC	ConCole Family LP	No brokers involved.
30622 Forest Blvd	105,068	\$6,500,000	Stacy	Forterra Concrete Products Inc	SIGH Properties LLC	No brokers involved.
8650 109th Ave N	82,470	\$5,350,000	Champlin	Lock One Investments LLC c/o Crown Equipment Inc	Commers/Kunz LLC and James and Jan Kunz	Joe Owen and Bill Ritter of Colliers International represented the buyer; Paul Bickford and Rob Brass of Colliers International represented the seller.
4825 Mustang Cir	75,808	\$5,000,000	Mounds View	St Cloud Industrial Products Inc c/o SCIPI	D&A Development LLLP	No brokers involved.
Trio Supply Building 3100-3112 2nd St	69,600	\$3,850,000	Minneapolis	City of Minneapolis	3112 Partners c/o Trio Supply	Matt Oelschlager, John Ryden and Mike Bowen of CBRE represented the seller.
801-803 Transfer Rd	91,197	\$3,800,000	Saint Paul	Langhals Enterprises LLC c/o K&M Tire	801 Transfer Road LLC c/o Roseville Properties Management	Jeff Minea of Lee & Associates represented the buyer; Hugh Cullen of St Paul Commercial and Eric Batiza and Brian Doyle of Colliers International represented the seller.
Twin City Garage Door 5601 Boone Ave N	40,838	\$2,850,000	New Hope	SRRT Boone LLC c/o Douglas and Cecilia Munter	Nyala Properties LLC c/o Vickie Bates	No brokers involved.
2701-2715 Nevada Ave N	90,000	\$2,800,000	New Hope	Crosstown Properties c/o Premier Storage	US Bank	Alex Baron and John Thompson of Transwestern represented the seller.
231 Industrial Blvd	72,000	\$2,787,599	Waconia	Elkay Wood Products Company	Waconia Partnership	No brokers involved.
700 Colorado Ave	48,410	\$2,750,000	Golden Valley	Morries Colorado Ave RE LLC	717 Investment LLC c/o Bell Manufacturing	Jon Rausch of Cushman & Wakefield NorthMarq represented the buyer; Russ Crawford of Standard Holdings represented the seller.
5251 W 74th St	42,346	\$2,650,000	Edina	CPEC Exchange 41127 LLC c/o Commercial Partners Exchange Company LLC	Rickland LLC c/o Rick Zitzloff	David Paradise and Nate Erickson of Cushman & Wakefield NorthMarq represented the buyer.
1971 Seneca Rd	46,166	\$2,275,000	Eagan	Big River Seneca LLC c/o Big River Real Estate	Seneca Holdings c/o KCR Corp	No brokers involved.
1325 S Frandsen Ave	68,000	\$1,900,000	Rush City	RB & KC Johnson Enterprise LLC c/o Keith Johnson	Getinge-La Calhene USA	Matt Anderson of RIC Property Management represented the buyer and seller.
Constrom Manufacturing Building 4225 Hiawatha Ave	46,522	\$1,750,000	Minneapolis	4225 Hiawatha EAT LLC	GGRT Properties LLC	Jim Callahan of J H Callahan & Associates represented the buyer and seller.
Yale Mechanical Building 9635 S Girard Ave	22,437	\$1,650,000	Bloomington	JB Creative Group LLC	Triple8 Holdings LLC	Tom Sullivan and Peter Fooshe of Cushman & Wakefield NorthMarq represented the buyer; Kris Smeltzer of Cushman & Wakefield NorthMarq represented the seller.
Vertex International 12885 Prosperity Ave	32,400	\$1,640,000	Becker	Kleinco Property Inc	Prosperity Avenue R E Holdings LLC	Chris Weirens of Cushman & Wakefield NorthMarq represented the buyer; Wayne Elam of Commercial Realty Solutions represented the seller.
2160 Daniels St	22,300	\$1,500,000	Long Lake	MGI Leasing Inc c/o Foodliner	VB Properties LLC	No brokers involved.
5445 Pioneer Creek	18,104	\$1,425,000	Maple Plain	Spectralytics Inc c/o Cretex Company	STC Real Estate LLC c/o Greg Faust	Andy Lubinski of CBRE represented the seller.

15405 Medina Rd	18,699	\$1,390,000	Plymouth	CML Holdings LLC c/o Comlink	Metals USA Specialty Metals Northcentral	Peter Fitzgerald of Cushman & Wakefield NorthMarq represented the buyer; Tom Dunsmore of Avison Young represented the seller.
Dayton Machine Shop 17171 113th Ave	24,606	\$1,350,000	Dayton	NOC-Dayton Property LLC c/o Quam Construction	P & F Properties Inc	Brent Masica of Cushman & Wakefield NorthMarq represented the buyer; Chad Weeks and Jeff Penfield of Arrow represented the seller.
1736 Thomas Ave 595 Aldine St	24,500	\$1,350,000	Saint Paul	Capital Region Watershed District	Aldine Street Partners c/o McQueen Group Rentals	Kate Gillette and Mark Evenson of Avison Young represented the buyer; Eric Batiza of Colliers International represented the seller.
4099 White Bear Pkwy	30,563	\$1,300,000	White Bear Lake	EM Properties LLC c/o Emmanuel Efiog and Matthew Braund	FR Properties LLC	No brokers involved.
Twin City Envelope 717 Prior Ave N	35,092	\$1,275,000	Saint Paul	Menard Inc	D K R Properties LLC c/o Twin City Envelope	David Stokes of Cushman & Wakefield NorthMarq represented the seller.
18151 Territorial Rd	28,800	\$1,250,000	Dayton	18151 Territorial LLC c/o Dan Martinson	Territorial LLC	Bill Wolfson of Coldwell Banker Burnet represented the buyer; Wayne Elam of Commercial Realty Solutions represented the seller.
Comelex Corp 905 5th St N	13,416	\$1,220,000	Minneapolis	Fifth Street Produce LLC c/o James Hilllegass	Kieler Construction & Holding Co LLC	No brokers involved.
80-82 2nd Ave SE	20,040	\$1,200,000	New Brighton	Apollo Investments LLC c/o Mavo Systems	Hillcrest Development LLLP	Chris Weirens of Cushman & Wakefield NorthMarq represented the buyer; Joe Klein of Hillcrest represented the seller.
7155 Medicine Lake Rd	18,597	\$1,175,000	Golden Valley	Barry Griffith	M B Pierce LLC	David Niemi of SVN Northco represented the buyer; Dave Paradise and Nate Erickson of Cushman & Wakefield NorthMarq represented the seller.
924 5th St N	18,407	\$1,133,333	Minneapolis	M&M Bird Dog Properties LLC Michael & Karen Maney	GlassArt Properties LLC	No brokers involved.

## INDUSTRIAL LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Circle Star Business Center 14600 N 21st Ave	213,249	New Expansion	Plymouth	MVP Logistics	LNR Partners LLC	Brad Bohlman of Colliers International represented the tenant; Alex Baron and John Thompson of Transwestern represented the landlord.
Berkshire Warehouse Building 845 N Berkshire Ln	136,533	New	Plymouth	Dakota Supply	27th Ave N Corp Center LLC	Dan Swartz of CBRE represented the landlord.
Bridge Point Business Park 201 Armour Ave	88,000	New	Saint Paul	Cojo	Interstate Partners	Tom Hoffman of Avison Young represented the tenant; Mike Salmen, Alex Baron and John Thompson of Transwestern represented the landlord.
Twin Lakes Corporate Center IV 2770-2800 N Cleveland Ave	77,425	Expansion	Roseville	Pediatric Home Services	Twin Lakes IV LLP	Rick Nelson of Winthrop Commercial represented the tenant; Peter Mork and Steve Nilsson of Colliers International represented the landlord.
169 North Business Center 8225 85th Ave	64,685	New	Brooklyn Park	Staging Concepts	FM6 MN BP LLC	Tim Carlson of Cresa represented the tenant; Brent Masica, Jason Meyer and Kris Smeltzer of Cushman & Wakefield NorthMarq represented the landlord.
Valley Park Business Center 750 Innovation Dr	48,990	New	Shakopee	Fountain Industries	Opus Development	Kris Smeltzer of Cushman & Wakefield NorthMarq represented the tenant; Bill Ritter, Eric Rossbach and Ryan Krzmarzick of Colliers International represented the landlord.
169 Commerce Center 9600 54th Ave N	44,883	Renewal	Plymouth	Isilon Systems (EMC)	Greenfield Partners	Matt Oelschlager, Mike Bowen and John Ryden of CBRE represented the landlord.
Corporate Square Bldg A 990 Apollo Rd	41,898	New	Eagan	Manna Freight Systems	AX TC Industrial II LP	Phil Simonet of Paramount represented the tenant; Jeff Przytarski and Bryan Van Hoof of CBRE represented the landlord.
Shady Oak II 6750-6760 Shady Oak Rd	40,624	New	Eden Prairie	Funky Chunky	Shady Oak Ventures LLC	Nate Erickson and Dave Paradise of Cushman & Wakefield NorthMarq represented the tenant; Joe Owen, Max Holmes and Bill Ritter of Colliers International and Andy McIntosh of CSM represented the landlord.

The Aldrin Building 985 Aldrin Dr	40,000	New	Eagan	Revel Match	Meritex Eagan LLC	Brent Masica of Cushman & Wakefield NorthMarq represented the tenant; Phil Simonet, John Young and Connor Ott of Paramount represented the landlord.
Carlson Business Center II 121 Cheshire Ln	40,000	New	Minnetonka	Merchology	WPT Cheshire Lane LP	Jordan Greenberg of SpaceNet Equities represented the tenant ; Ryan Krzmarzick, Andrew Odney and Erik Nordstrom of Colliers International represented the landlord.
Winnetka Industrial Center 3200-3274 Winpark Dr	34,580	New	Crystal	Radius Track	Winpark One Two LLC	Neil Kolatkar of CBRE represented the tenant; Todd McGinley of Catalyst Commercial Properties represented the landlord.
BP Holdings 3150-3290 County Road 42 W	34,000	New	Burnsville	Showcase Inc	Metro Center LLC	Phil Kluesner of Carlson Commercial represented the tenant; Matt Klein and Andy Manthei of KW Commercial Midwest represented the landlord.
Fridley Industrial Park I 7900 Main St NE	32,340	Renewal	Fridley	Display Arts	Cobalt Industrial REIT II	David Wiegatz of Calhoun Commercial represented the tenant; John Ryden, Matt Oelschlager and Mike Bowen of CBRE represented the landlord.
Gateway North Business Center 6035 NE Queens Ave	28,880	Sublease	Otsego	Ultimate Golf Carts	Otter Tail	Rick Graf of CBRE represented the sublessor.
France Avenue Business Park IV 4001 Lakebreeze Ave N	27,340	Sublease	Brooklyn Center	Caribou	Bard Davol	John Ryden of CBRE represented the tenant; Phil Simonet and John Young of Paramount represented the sublessor.
Saint Paul Industrial Properties #22 2974-2982 Cleveland Ave	26,825	New	Roseville	Street Fleet Couriers	St Paul Fire & Marine Ins Co	John Thompson and Alex Baron of Transwestern represented the tenant and landlord.
14265 W Burnsville Pkwy	26,319	New	Burnsville	Asset Marketing	Anesis LLC	Bruce Bahneman of Avison Young represented the tenant; Susan Whalen of EFH Realty Advisors represented the landlord.
5400-5410 Douglas Dr N	23,500	Sublease	Crystal	X-Games/Disney	Industrial Stainless	Colin Quinn of Colliers International represented the tenant; Bruce Hoberman and Brent Masica of Cushman & Wakefield NorthMarq represented the sublessor.
Northland Interstate Business Center II 7125 N Northland Terr	22,714	New	Brooklyn Park	North Central Instruments	GPO Northland LLC	Steve Nilsson of Colliers International represented the tenant; Paul Bickford, Rob Brass and Andrew Odney of Colliers International represented the landlord.
Eden Prairie Business Center 7340 Washington Ave S	22,158	Expansion	Eden Prairie	Pinpoint 360	D & P Real Estate LLC	Brian Netz of Colliers International represented the tenant; Charlie Merwin and Mark Sims of Cushman & Wakefield NorthMarq represented the landlord.
The Mack Building 2505 University Ave W	21,865	Expansion	Saint Paul	Handi Medical	Commers Joseph E Welsh Companies	Frank Sherwood of CBRE represented the tenant; Brian Doyle and Eric Batiza of Colliers International represented the landlord.
Northland Interstate Business Center V 7601 N Northland Terr	20,663	New	Brooklyn Park	Nassau Foods	Altus Northland LLC	Colin Quinn of Colliers International represented the tenant; Paul Bickford, Rob Brass and Andrew Odney of Colliers International and Craig Markway of Altus Properties represented the landlord.
Northpark Business Center I 10351 Xylon Ave	20,197	Expansion	Brooklyn Park	Biomerics	Brooklyn Holdings LP	Mark Sims and Noam Newman of Cushman & Wakefield NorthMarq represented the landlord.
Northpark Business Center I 10351 Xylon Ave	20,197	New	Brooklyn Park	Twin City Twisters	Brooklyn Holdings LP	Jeff Penfield of Arrow Companies represented the tenant; Mark Sims and Noam Newman of Cushman & Wakefield NorthMarq represented the landlord.

## NOTABLE RETAIL SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Wayzata Center 1310 Wayzata Blvd	15,000	\$2,900,000	Wayzata	Wayzata 1310 LLC c/o George Carish	E and R XI LLLP c/o KMS Management	No brokers involved.
Spirit Hills Mall 6501-6511 Ware Rd	31,389	\$2,883,521	Lino Lakes	Spirit Hills LLC	Spirit Hills Mall LLC	Steve Lysen of CBRE represented the seller.
Monticello Retail Center 1230 7th St E	6,279	\$2,833,000	Monticello	7th Street East LLC	MF Monticello LLC	No brokers involved.
Anoka Shopping Center 500-530 W Main St	32,462	\$2,650,000	Anoka	Zazu Investments LLC	Cathedral View LLC	Frank Jermusek, Chris Kubesh, J.P. Maloney and Christopher Haas of SVN/ Northco represented the buyer and seller.
Osaka Hibachi Sushi & Bar 2631 Southtown Dr	6,994	\$2,500,000	Bloomington	C & C Investments of MN LLC c/o Li Chun Chen	Southtown Properties LLC c/o Eric Swildens	Sean Doyle, Matt Hazelton, Adam Prins and Cory Villaume of Marcus & Millichap represented the seller.
Springbrook Plaza Retail 4868 208th St	14,091	\$2,250,000	Forest Lake	KT Real Estate Holdings LLC c/o Kwik Trip	FLKT Properties LLC	Jon Rausch of Cushman & Wakefield NorthMarq represented the buyer.
Culvers 500 E Highway 55	5,232	\$2,200,000	Buffalo	5560 LLC, DJF LLC and WJF LLC c/o Sheridan Hafdal and Donald and Wendy Fong	The Mark Largent Trust	No brokers involved.



## NOTABLE **RETAIL LEASE** TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Eden Prairie Center 8251 Flying Cloud Dr	204,566	New	Eden Prairie	Scheels	CAPREF Eden Prairie South LLC	No brokers involved.
Northtown Village Shopping Center 10-60 E Coon Rapids Blvd NW	40,319	New	Coon Rapids	Urban Air	Northtown Village LLC	Jeff Minea of Lee and Associates represented the tenant; Terese Reiling of Colliers International represented the landlord.
Shops at Lyndale 710-900 W 78th St	24,727	New	Richfield	Golf Galaxy	CSM Corp	Ted Gonsior of Colliers International represented the tenant; Justin Wing of CSM represented the landlord.
City Place Development 375-385 Radio Dr	20,814	New	Woodbury	Sierra Trading Post	Elion III City Place	Stefanie Meyer and Johnny Reimann of Mid-America represented the tenant; Tom Palmquist and Chris Simmons of Colliers International represented the landlord.
West Lake Center 119-299 12th St	20,700	New	Forest Lake	PetSmart	Glenborough and Oaktree Capital Management	Ted Gonzier and Chris Simmons of Colliers International represented the tenant; Josh Bloom of Bloom Commercial represented the landlord.
Treasure Island Center 411 Cedar St	17,132	New	Saint Paul	Walgreens	Go Wild LLC c/o Hempel and St Paul Port Authority	Ben Krsnak and Brent Jacobson of Hempel represented the landlord.
Birch Run Station 1715 Beam Ave	12,113	New	Maplewood	Octapharma	Birch Run Station Shopping Center 14 A LLC	David Stefancic of Cushman & Wakefield represented the tenant; Angela Demonte of CBRE represented the landlord.
Treasure Island Center 411 Cedar St	10,000	New	Saint Paul	Looney Bin	Go Wild LLC c/o Hempel and St Paul Port Authority	Jason Sandquist of Loop Commercial Advisors represented the tenant; Ben Krsnak and Brent Jacobson of Hempel represented the landlord.
Bergen Plaza 7009-7191 10th St	9,350	New	Oakdale	Goldfish Swim School	Inland Real Estate Group	Eric Rossbach of Colliers International represented the tenant; Rick Plessner of IRC Retail Centers represented the landlord.
Highland Shopping Center 2012-2056 Ford Pkwy	8,400	New	Saint Paul	Turnstyle Clothing	Highland Shopping Center	Josh Bloom of Bloom Commercial represented the landlord.
Richfield Shoppes South 6601 S Nicollet Ave	8,330	New	Richfield	Royal Buffet	Richfield Shoppes LLC	Marshall Nguyen of Coldwell Banker represented the tenant; Robert Wise of Mid-America represented the landlord.
Normandale Shopping Center 5200 W 84th St	7,678	New	Bloomington	Dogtopia	Kraus Anderson	Tom Martin of Cushman & Wakefield NorthMarq represented the tenant; Dan Mossey of Kraus Anderson represented the landlord.
Albertville Crossing 5600-5698 LaCentre Ave NE	7,500	New	Albertville	Coborn's Liquor	MSP Albertville Retail Buildings LLC	Ben Krsnak and Brent Jacobson of Hempel represented the landlord.
Hillside Crossings Mall 19242-19260 Evans St	7,200	New	Elk River	Sammy Perrella's	Phoenix Enterprises LLC	Marty Fisher of Premier Commercial Properties represented the tenant and landlord.
Onyx - Retail 6725 York Ave	5,526	New	Edina	Alchemy	NHA Birmingham LLC	Brent Jacobson of Hempel represented the tenant; David Daly, Matt Friday and Eric Sheaffer of CBRE represented the landlord.
Chaska Commons 114-234 Pioneer Trl	5,436	New	Chaska	Willy McCoys	Aurora Investments	Jerry Vlaminck of HSC represented the tenant; Brad Kaplan of Cushman & Wakefield NorthMarq represented the landlord.
7121 France Ave	5,363	New	Edina	Filament Lighting & Home	IRET-71 France LLC	Jill Noack of Noack Retail Group represented the tenant; Cynthia Schultz and Erin Larson of Schafer Richardson represented the landlord.
Rum River Plaza 5900 167th Ave NW	5,100	New	Ramsey	Anytime Fitness	Rum River Retail Ventures LLC	Joel Buttenhoff and Lucas Buttenhoff of 5th Street Ventures represented the landlord.
Woodbury Village 7020-7250 Valley Creek Plz	4,227	New	Woodbury	Uniform Advantage	Woodbury Village Shopping Center	Jesseka Doherty, Robert Wise and Laura Castagna of Mid-America represented the landlord.
South Tamarack Square 8150-8160 Collier Way	4,110	New	Woodbury	Urban Iron Fitness	iMetroproperty LLC	Chad Anvery of Colliers International represented the tenant; Mark Young and John Higgens of Crossroads Properties represented the landlord.

## GREATER MN NOTABLE SALE TRANSACTIONS

PROPERTY	USE	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Midsota Center 3701 12th St N	Office	43,146	\$6,850,000	Saint Cloud	CentraCare Health System	Midsota Building Associates LLP	No brokers involved.
404-420 Schilling Dr N	Retail	94,479	\$2,750,000	Dundas	CJB II	Argyle 901	Tom Baker and Bill Gorton of KW Commercial Midwest represented the seller.
912 Regency 912 W St Germain	Office	45,406	\$2,000,000	Saint Cloud	R912 LLLP	Cavanmor LLP	Mike Bobick of Granite City represented the buyer; Kate Hanson and Jim Pflapsen of Granite City represented the seller.
Grand Central Village 1320 Grand Ave	Office	12,252	\$1,800,000	Superior	Superior Choice Credit Union	Grand Central Development LLC	Brian Brisky of Brisky Enterprises represented the seller.
101 E Michigan St	Retail	34,500	\$1,650,000	Duluth	101 East Michigan LLC	Bullseye Land Company LLC	Greg Follmer of Greg Follmer Commercial Real Estate represented the buyer and seller.
101 Benton Dr	Industrial	30,000	\$1,500,000	Sartell	JR Ferche Inc	ETS Properties	No brokers involved.
Jameson Building 525 Progress Rd	Industrial	42,000	\$1,500,000	Waite Park	Platinum Technologies	HJ Jameson LLC	No brokers involved.
7 2nd St SW	Retail	7,000	\$1,500,000	Rochester	MH 2nd St LLC c/o Mike Hawkins	Michael Dan LLC	A J Hawkins of Realty Growth represented the buyer; Mac Hamilton of Hamilton Real Estate represented the seller.
727 St Germain St E	Retail	2,633	\$1,470,000	Saint Cloud	VEREIT WS MN Portfolio LLC c/o Cole Capital	James Archie Moores	No brokers involved.
Evergreen Square 100-170 Evergreen Sq SW	Retail	68,025	\$1,400,000	Pine City	Nordic Star LLC	Glenborough and Oaktree Capital Management	George Novak of Core Commercial represented the buyer; Bob Pounds, Tim Prinsen and Amy Senn of Colliers International represented the seller.
930 Parks Ave	Office	3,250	\$1,380,000	Winona	Winona Health	Wells Fargo Bank	Mac Hamilton of Hamilton represented the buyer and seller.
4725 Quail Rd NE	Retail	4,256	\$1,320,000	Sauk Rapids	VEREIT WS MN Portfolio LLC c/o Cole Capital	BLMM Real Estate LLC	No brokers involved.
Clinton Heights Retail Center 1500 Clinton Dr	Retail	12,300	\$1,000,000	Northfield	Blackbird LLC	BWB Holdings LLC	No brokers involved.
Sauk Prairie Medical Center 2000 23rd St	Office	65,000	\$1,000,000	Sartell	CentraCare Health System	Allina Health System	No brokers involved.
Dover Warehouse 670 Main St	Industrial	33,944	\$1,000,000	Dover	Dexter Warehouse Company LLC	LN Real Estate LLC	Frank Loosbrock of Hamilton Real Estate represented the seller.
Truck & Trailer Service Center 2205 7th Ave NW	Industrial	9,348	\$865,000	Rice	Performance Food Group	Deason Truck and Trailer Service	Chris Robinson of The Fischer Company represented the buyer; Mike Bobick and Mark Williams of Granite City represented the seller.
8401 Enterprise Dr N	Retail	20,000	\$840,000	Mountain Iron	JAJ Holdings LLC	The Carol J Fox Revocable Trust	No brokers involved.
414 Service Court NE	Retail	8,830	\$802,000	Rochester	Fitzgerald TLS Properties c/o Scott Speer	Bruce and Kathryn Ryan	No brokers involved.
301 W 1st St	Office	8,000	\$800,000	Duluth	Dubin Does Duluth I LLC	Allegra French Dengler	Greg Follmer of Greg Follmer Commercial Real Estate represented the buyer and seller.
Superamerica 2025 Broadway Ave SW	Retail	1,939	\$735,000	Rochester	2025 S Broadway LLC	Pep Enterprises LLC	No brokers involved.
Former Office Max 1354 Highway 15 S	Retail	23,600	\$697,000	Hutchinson	H&H Holdings of Hutchinson LLC	Ouellette Enterprises LLP	Fred Feinblum of Julius Feinblum Real Estate represented the buyer; Ian Halker and Mark Kampmeyer of Colliers International represented the seller.

1908 Kruchten Ct	Office	7,425	\$680,000	Sartell	TL Clearwater Properties LLC	Opportunity Matters Inc	Scott Schmitt of Coldwell Banker Commercial Orion represented the buyer; Mike Schmitt of Coldwell Banker Commercial Orion represented the seller.
3625 10th Ln NW	Office	4,394	\$665,000	Rochester	Handy Andy Real Estate Experts	RE on 37th LLC	No brokers involved.
211 6th Ave SW	Retail	8,318	\$645,000	Rochester	Just Rite Rochester LLC	JRF Rochester LLC	Jeff Brown of North Rock Real Estate represented the seller.
East Village Shopping Center 1330-1370 15th Ave	Retail	14,040	\$625,000	Saint Cloud	Mohmoud and Mary Hamad	JK Real Estate Services LLC	Bob Abel of RCA Real Estate represented the buyer and seller.
Spice Restaurant 1001 Division St	Retail	6,200	\$550,500	Waite Park	Marcos Gomez LLC	Delnoo LLC	No brokers involved.
3959 W Highway 30	Retail	9,915	\$525,000	Ellendale	RE Investco LLC c/o American Insurance Group	Nancie and Daniel Dailey	No brokers involved.
Lakeside Bar/Grill 21614 County Rd 8	Retail	2,190	\$500,000	Cold Spring	Hubert A Mitchell LLC	Grandview Resort LLC	Mike Schmitt of CBC Orion represented the seller.
500 Commerce Way	Industrial	13,920	\$425,000	Cloquet	Best Oil LLC	Cloquet Home Center	Greg Follmer of Greg Follmer Commercial Real Estate represented the buyer and seller.

## GREATER MN NOTABLE LEASE TRANSACTIONS

PROPERTY	USE	SIZE (SF)	PRICE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Central Lakes Crossing Phase I 13499 Elmwood Dr	Retail	39,859	New	Baxter	Dicks Sporting Goods	HJ Development	Ted Gonsor of Colliers International represented the tenant; Chris Moe of HJ Development represented the landlord.
1607 Highway 14 E	Office	31,482	New	Rochester	Technical Academies of MN	Janus Investments LLC	Darci Fenske of Paramark represented the tenant.
3605 Hwy 42 N - Bldg 110	Industrial	25,000	New	Rochester	Vyriad Inc	International Business Machine Corp	Leigh Ann Peltoma and Barb Phelps of Paramark represented the tenant; Jamey Shandley of Hamilton represented the landlord.
Central Lakes Crossing Phase I 13499 Elmwood Dr	Retail	21,161	New	Baxter	TJ Max	HJ Development	Stefanie Meyer of Mid-America represented the tenant; Chris Moe of HJ Development represented the landlord.
Central Lakes Crossing Phase I 13499 Elmwood Dr	Retail	18,197	New	Baxter	Pet Smart	HJ Development	Ted Gonsor of Colliers International represented the tenant; Chris Moe of HJ Development represented the landlord.
500-516 Industrial Rd	Industrial	15,795	New	Mankato	Mankato Energy Center LLC	City of Mankato	David Schooff of Coldwell Banker Commercial Fisher Group represented the tenant and landlord.
2907 Co Rd 16 SE	Industrial	14,675	New	Rochester	Bredemus Hardware Company	Kevin Binkley	Darci Fenske of Paramark represented the tenant and landlord.
500-516 Industrial Rd	Industrial	12,783	Expansion	Mankato	Retro Tech Systems	City of Mankato	David Schooff of Coldwell Banker Commercial Fisher Group represented the tenant and landlord.
Central Lakes Crossing Phase I 13499 Elmwood Dr	Retail	10,000	New	Baxter	ULTA	HJ Development	Chris Simmons of Colliers International represented the tenant; Chris Moe of HJ Development represented the landlord.
3720 Nottingham Dr NW	Office	6,161	New	Rochester	Hawkins Ash CPA	Think Land Holdings	Mac Hamilton and Jamey Shandley of Hamilton Real Estate represented the tenant; Mac Hamilton, Jamey Shandley and Chad Behnken of Hamilton Real Estate represented the landlord.
North Warehouse Bldg B 15892 State Hwy 22	Industrial	5,460	New	Good Thunder	Mathiowetz Construction	Hazen Equipment	Rosie Brunmeier of Coldwell Banker Commercial Fisher Group represented the tenant and landlord.
Bremer Bank Building 45 28th St SE	Office	5,145	New	Rochester	O'Brien and Wolf Law Firm	Eastwood Bank	Mike Hailey of Braasch Commercial represented the tenant; Nick Pompeian of Realty Growth represented the landlord.
District Square II 628 Roosevelt Rd	Office	4,617	New	Saint Cloud	Eye Associates of Central MN	District Square Ventures LLC	Jean Cushman of Granite City represented the tenant; Kate Hanson and Jean Cushman of Granite City represented the landlord.
2520 Maple Grove Rd	Office	4,418	Renewal	Duluth	Progressive Insurance	Bluewaters LLC	Dave Holappa of Holappa Commercial represented the tenant; Brian Forcier of Titanium Partners represented the landlord.
River Center Plaza 1601-1645 Broadway St	Retail	3,600	Renewal	Rochester	Fiesta Mexicana	Northbrook LLC	Leigh Ann Peltoma, Barb Phelps and Darci Fenske of Paramark represented the landlord.
Mayflower Building 1434 E Superior St	Retail	3,600	New	Duluth	Inner Bliss Inc	1432 East Superior Street LLC	Trevor Samsa of Greg Follmer Commercial represented the tenant and landlord.
Three Corners Marketplace 2350 43rd St NW	Retail	2,852	New	Owatonna	Midnight Sun Spas	KTJ LP	Mary Lindell of Christianson & Company represented the landlord.
Maplewood Square 3918 Hwy 52 N	Retail	2,325	New	Rochester	Metro PCS	Engelsma LP	Leigh Ann Peltoma and Barb Phelps of Paramark represented the tenant; Dan Mossey of Kraus Anderson represented the landlord.

## INVESTMENT SALES TRANSACTIONS (OVER \$3M OR PART OF PORTFOLIO SALE)

PROPERTY	USE	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Mayo Clinic Square 600 Hennepin Ave	Office	222,192	\$98,000,000	Minneapolis	LaSalle Investment Management	Camelot LLC c/o Alatus LLC	Tom Holtz, Judd Welliver, Ryan Watts and Sonja Dusil of CBRE represented the seller.
Macy's 700 Nicollet Mall	Retail	1,161,655	\$59,000,000	Minneapolis	601W Companies	Macy's	Eastdil represented the seller.
Cardiovascular Systems 1225 Old Highway 8 NW	Industrial	125,371	\$21,500,000	New Brighton	Apex Holdings, Krishna Holdings, Kashi Associates, Keva Holdings, S&V Ventures, Polo Group, SPAV Holdings, Star Associates and The Global Villa c/o Ashish Aggarwal, Andrew Kirshnan, Rajeev Mangalick, Sanjeev Mangalick, Nidhi Methi, Anurag Sharma and Vikesh Nemani	Cardiovascular Systems Inc	Nick Leviton of Colliers International represented the buyer; Colin Ryan, Mark Kolsrud and Dave Berglund of Colliers International represented the seller.
Rosedale Corporate Plaza 2665-2685 Long Lake Rd	Office	149,053	\$18,900,000	Roseville	Essjay MSPN LLC	LSREF4 Rebound LLC c/o Lone Star Funds	No brokers involved.
Brookdale Corporate Center I & II 6200-6300 Shingle Creek Pkwy	Office	230,198	\$14,300,000	Brooklyn Center	Sovereign Capital	BCC Associates c/o Stewart Capital Partners	Tom Holtz, Judd Welliver, Ryan Watts and Sonja Dusil of CBRE represented the seller.
Walgreens 950 County Rd 42 W	Retail	14,313	\$12,500,000	Burnsville	Inbesa America Inc	Willoburns LLC	Michael Gaggio, Deno Bistolarides and Brandon Hanna of Encore Real Estate Investment Services represented the seller.
Walgreens 1055 Wayzata Blvd E	Retail	15,149	\$11,720,000	Wayzata	POMCO LLC	Doran WW LLC	Jim Gibson and Todd Moore of Stan Johnson Company represented the seller.
Shopko 5630 Saint Croix Trl	Retail	81,149	\$11,250,000	North Branch	St Croix Trail LLC	SUSO 4 North Branch LP c/o Slate Asset Management	Eric Carlton, Jereme Snyder and John Sharpe of Colliers International represented the seller.
Azool Retail Center 935 37th Ave S	Retail	44,500	\$9,435,000	Moorhead	Dakota UPREIT LP and Stender Properties	8th Street Retail Center LLC	No brokers involved.
Crosstown Corporate Center 6385 Shady Oak Rd	Office	59,487	\$8,175,000	Eden Prairie	Altus Crosstown LLC c/o Altus Property Investments	The Realty Associates Fund VIII LP c/o TA Realty	Tom Holtz, Judd Welliver, Ryan Watts and Sonja Dusil of CBRE represented the seller.
Southeast Tech Center 3020 Denmark Ave	Industrial	58,645	\$7,350,000	Eagan	Blue Water III LLC c/o Spectrum Development Group LLC	Alidade Southeast Tech LLC c/o Alidade Capital	Tom Holtz, Judd Welliver, Ryan Watts and Sonja Dusil of CBRE represented the seller.
15301 Grove Cir N	Office	25,929	\$7,130,000	Maple Grove	MG Ventures LLC c/o Wallingford Properties	Ryan Companies	No brokers involved.
Shops at Southwest Station 13000 Technology Dr	Retail	10,975	\$6,720,849	Eden Prairie	Naper Corner TRP LLC	Technology Drive Ventures LLC c/o Venture Pass Partners	Josh Huempfner of Upland represented the buyer.
Walgreens 1180 Arcade St	Retail	14,176	\$6,500,000	St Paul	1180 Arcade LLC	The Christopher Trust	No brokers involved.
South Pond Center 11209-11231 Aquila Dr	Retail	13,579	\$6,175,000	Champlin	Champlin Ventures LLC c/o Wallingford Properties	Ridgecrest Champlin I LLC c/o Told Development	Michael Benson of Wallingford Properties represented the buyer; Keith Sturm of Upland represented the seller.

3939 E 46th St	Industrial	71,839	\$6,000,000	Minneapolis	KTJ 295 LLC c/o Oppidan	CAPP Industries	No brokers involved.
Winona Mall 1213 Gilmore Ave	Retail	140,000	\$5,000,000	Winona	Winona Mall LLC c/o John Alexander and Tom Thompson	Winona Mall Inc c/o Les Nelson Investments	Jacob Gerads of Fort represented the seller.
Jake's Bar & Grill 3005 N Harbor Ln	Retail	8,760	\$4,700,000	Plymouth	STORE Master Funding V LLC	Jacob Brothers Plymouth LLC	No brokers involved.
MN Valley Business Center 10800-10890 S Nesbitt Ave	Industrial	71,526	\$4,400,000	Bloomington	MTL Properties LLC	CSM Investors	Mark Kolsrud and Colin Ryan of Colliers International represented the seller.
945 Aldrin Dr	Industrial	71,497	\$4,000,000	Eagan	Exeter 945 Aldrin LLC c/o Exeter Property Group	Davidsons First Trust	No brokers involved.
Capital Wood Products 735 Olive St	Industrial	51,812	\$3,755,000	Saint Paul	Hendricks Commercial Properties LLC	JKD Partners LLC	Steve Lysen of CBRE represented the seller.
1200 Lakeview Dr	Industrial	30,746	\$3,700,000	Chaska	1200 Lakeview Drive LLC	Lucrum Properties LLC	Hudson Brothen of Cushman & Wakefield NorthMarq represented the buyer; Kris Smeltzer and Avery Ticer of Cushman & Wakefield NorthMarq represented the seller.
Twin Lakes Executive Park 7447 Egan Dr	Office	35,640	\$3,285,000	Savage	Red Water Ventures LLC	Wells Fargo Bank	Nathan Karrick of Colliers International represented the seller.
120-126 3rd Ave	Industrial	24,000	\$3,050,000	Minneapolis	124 North Partners LLC c/o Paster Properties and Urban Anthology	Hillman Machinery & Supply Inc	Jeff Herman Urban Anthology represented the buyer.